

£475,000

Loddiges Road

London, E9 6PR

Offering well-balanced accommodation with a bright and contemporary feel. A standout feature is the spacious separate kitchen, finished with modern units and some integrated appliances, and offering ample room for a dining table-perfect for both everyday living and entertaining. The flat comprises three equally sized carpeted double bedrooms, . Each room benefits from large windows, allowing for an abundance of natural light, enhancing the sense of space throughout.

Further benefits include a stylish, modern bathroom suite with tiled flooring and separate Wc, neutral décor throughout and a lounge with wooden flooring leading to private balcony-ideal for enjoying outdoor space within an urban setting. Also benefits from hallway with storage

The property is set within a lively and well-connected neighbourhood, with an excellent array of independent cafés, restaurants, bars, and boutique shops all within easy reach. The popular London Fields park and Broadway Market are also nearby, offering weekend markets, green open spaces, and a strong sense of community. Transport links are superb, with convenient access to the City and West End via nearby Overground stations and multiple bus routes along Mare Street, making this an ideal purchase for commuters.

This property represents an excellent opportunity for owner-occupiers and investors alike, combining location, space, and modern finish in one of East London's most desirable areas.

Early viewing is highly recommended. Offered chain free

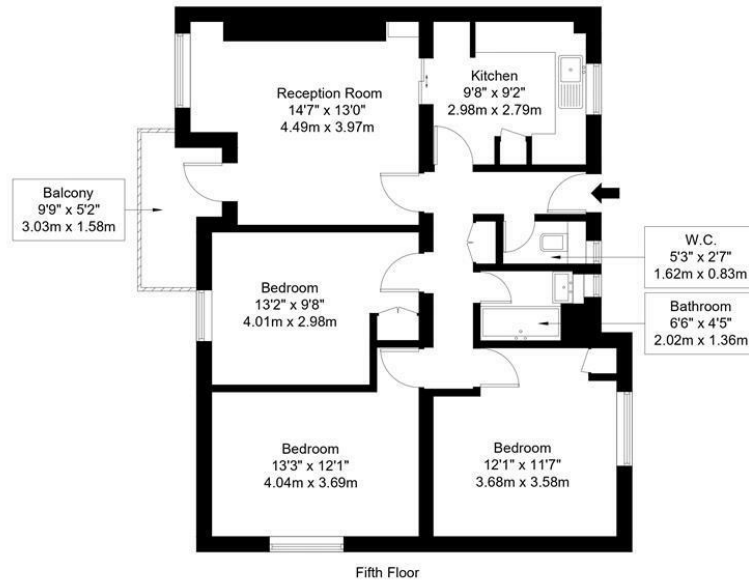
Leasehold: 90 years remaining
Service Charge: £2585 per annum
Ground Rent: £9 per annum
Council Tax: Band C





Woolridge Way, E9 6PR

Approx Gross Internal Area = 75.51 sq m / 813 sq ft
 Balcony = 3.86 sq m / 41 sq ft
 Total = 79.37 sq m / 854 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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